

# \$825,000 - 58 Grafton Crescent Sw, Calgary

MLS® #A2211025

**\$825,000**

5 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

If you've been searching for a versatile investment property in a desirable SW community, then this could be the opportunity you've been waiting for. Perched atop an elevated lot this bungalow has been extensively upgraded throughout the years. The home has vinyl windows throughout, and clad in fibre cement siding along with black aluminum eaves, soffits and fascia that tie together the modern yet classic vibe of the property. The curb appeal is further enhanced with stone accents and cedar soffits along the front elevation. The 1,248sqft main floor has a huge main living area, three bedrooms and a tastefully renovated 4-piece bathroom. The kitchen layout has already been modernized to provide an open concept entertaining space and enhanced by large windows overlooking the backyard. On the lower level you will find an absolutely beautiful 2-bedroom legal suite with large egress windows, full kitchen and thoughtfully laid out so the bedrooms have plenty of separation and privacy. Shared laundry and extra storage can also be found on the lower level, as well as an updated furnace (2016) and on-demand hot water unit (2022). In the privacy of the backyard you'll love the sunny south west exposure, which is where you access the oversized, insulated, drywalled and heated double garage. Grafton Crescent is a nice quiet street, and home to some of the communities nicest properties. It's a short walk to both of the elementary schools in the area, as well as the



community centre, and Mount Royal University is also in very close proximity.

Built in 1958

### Essential Information

MLS® #	A2211025
Price	\$825,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	58 Grafton Crescent Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4X1

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, Insulated, 220 Volt Wiring
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped, Private, Pie Shaped Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Charles
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